

63-180
#3763NO TRANSFER
TAX PAIDKNOW ALL MEN BY THESE PRESENTS,
002351

That we, **ALEX POTVIN** and **RITA M. POTVIN** both of Waterville, County of Kennebec and State of Maine, in consideration of one dollar and other valuable considerations paid by **RINA RIPLEY** of Wiscasset, County of Lincoln and State of Maine, whose mailing address is RR 1, Box 617, Wiscasset, ME 04578 and **RICHARD R. POTVIN** of Moreno Valley, County of Riverside and State of California, whose mailing address is 24691 Carolyn Avenue, Moreno Valley, CA 92553, the receipt whereof we do hereby acknowledge, do hereby **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said Rina Ripley and Richard ~~P~~. Potvin, as joint tenant and not as tenants in common, their heirs and assigns, forever,

A certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

"Being lot number twenty eight (28) on a plan of survey of Campbell Field, made for Dr. Thayer, on October 1, 1900 by J. H. Burleigh, C.E. and recorded in Kennebec Registry of Deeds, to which reference is hereby made for a more particular description.

"Being the same premises deeded to Warren Pelletier and Jo Ann Pelletier by warranty deed in joint tenancy dated September 12, 1963 and recorded in the Kennebec County Registry of Deeds book 1316 page 155, from Sanford Reynolds.

"Also another certain lot or parcel of land with the buildings thereon, situate in Waterville, County of Kennebec, State of Maine bounded and described as follows, to wit:

"Beginning at a point in the southerly line of Terry Street where the dividing line between lots #27 and #28, according to the plan and survey of Campbell Field by J. H. Burleigh, C. E., the said plan dated October 1, 1900 and recorded in Kennebec County Registry of Deeds, meets the southerly line of said Terry Street; thence in an easterly direction along the southerly line of Terry Street, forty three (43) feet; thence in a southerly direction and parallel to the westerly line of lot #28 to the southerly line of lot #28; thence in a westerly direction along the southerly line of lot #28 to the easterly line of lot #27; thence northerly by the dividing line between lots #27 and #28 according to said plan to the point of beginning."

This conveyance is subject to a life estate for the said Alex Potvin and Rita M. Potvin.

MEANING AND INTENDING to convey and hereby conveying the same premises described in warranty deed Jo Ann Pelletier aka Jo Ann Boudreau, to Alex Potvin and Rita M. Potvin, dated October 28, 1980 and recorded in the Kennebec County Registry of Deeds in Book 2339 at Page 191.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Rina Ripley and Richard R. Potvin, as joint tenants and not as

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tenants in common, their heirs and assigns, to them and their use and behoof forever,

AND we do covenant with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Alex Potvin and Rita M. Potvin, as Grantors, herein relinquishing and conveying all our rights in the above described premises, have hereunto set our hands and seals this _____ day of January in the year of our Lord one thousand nine hundred and ninety-four.

Francine Bolduc
Witness
Francine Bolduc
Witness

Alex Potvin
Alex Potvin
Rita Potvin
Rita M. Potvin

STATE OF MAINE
KENNEBEC, SS.

January 25, 1994

Personally appeared the above named Alex Potvin and Rita M. Potvin and acknowledged the foregoing instrument to be their free acts and deeds.

Before me

Francine A. Bolduc
Notary Public

Print Notary Name **SEAL**

FRANCINE A. BOLDUC
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 14, 1996

RECEIVED KENNEBEC SS.

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ATTEST: Francine A. Bolduc
REGISTER OF DEEDS

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